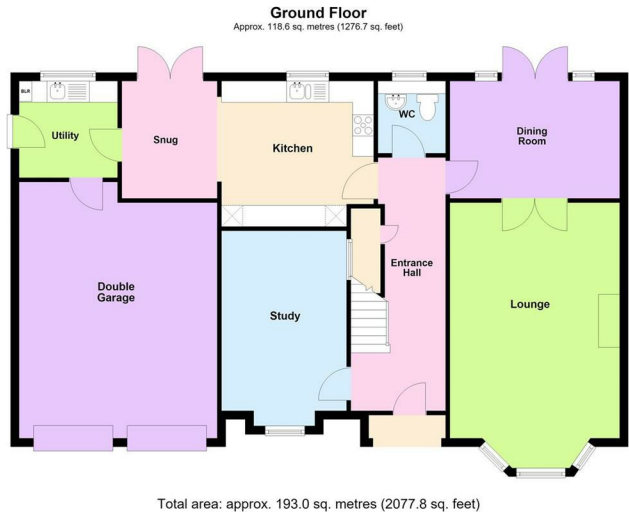


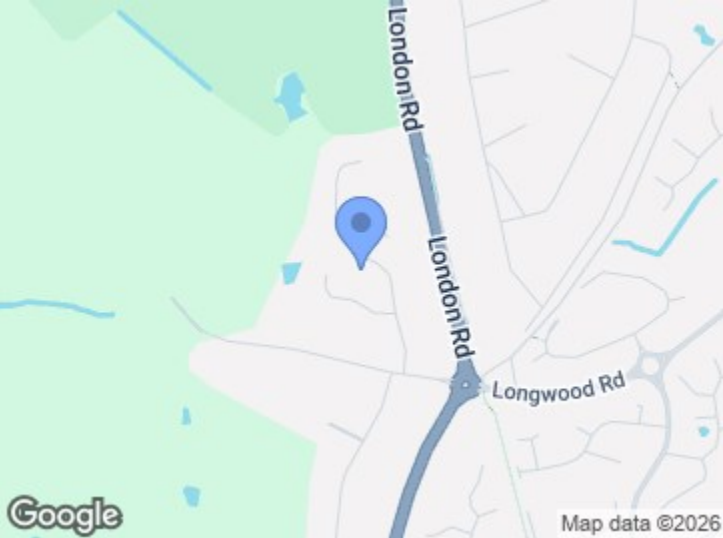


Location

Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

Appleton is home to Fox Covert Cemetary, known locally as 'Hillcliffe' which offers an excellent vantage point across Warrington. This makes it a hot-spot for a range of occasions including New Year's Eve and Bonfire Night. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Home to 'Warrington Golf Club', 'Co-op', veterinary, GP and hairdressers of which are all within walking distance. Appleton is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Appleton



BEAUTIFULLY Appointed Detached Home | Substantially REFINED over Recent Years | SOUGHT AFTER Location | OPEN-PLAN Dining Kitchen & Snug | THREE Further Reception Rooms | FOUR DOUBLE Bedrooms | REPLACEMENT Bathroom & En-Suite | SUNNY LANDSCAPED Gardens. Occupying a prime position, this family home comprises a porch, cloakroom with WC, hall, bay fronted lounge, dining room, study, dining kitchen, snug and utility. Upstairs, there are four double bedrooms, en-suite to the principal and a family bathroom. South-westerly gardens, drive and double garage.

Appleton Stonehill Close



Accommodation

A beautifully appointed detached home constructed in the 1990s occupying a sought after position boasting a south-westerly aspect. Our clients have been in occupation for nearly thirty years whilst undertaking a continuous programme of improvements and maintenance resulting in a 'turn-key' home.

Refinements include but are not limited to replacement double glazed windows and doors, 'shaker' style kitchen with 'Neff' appliances, hardwood plantation shutters, combination of new carpets and solid oak flooring, replacement bathroom and en-suite, principal bedroom wardrobes and landscaped gardens.

Presented over two storeys, the accommodation comprises a period style entrance porch with painted pillars set on a brick base, entrance hall accessed through a composite door with an adjacent window accompanied by shutters, fully tiled cloakroom with a two piece suite, lounge featuring a cast iron fireplace and a bay window with shutters, dining room with 'French' doors opening onto the garden, study including a square bay again with shutters, snug with 'French' doors again opening onto the garden, dining kitchen complete with 'Neff' appliances, matching utility with composite door to the side. Upstairs, there is a light and airy landing with shutters and an airing cupboard, principal bedroom with fitted wardrobes, fully tiled en-suite, bedroom two with a generous walk-in wardrobe, third and fourth bedrooms again with fitted wardrobes and a bathroom suite with chrome fittings. Externally, there are sunny landscaped gardens, double driveway and a double garage.

Entrance Porch

5'11" x 4'1" (1.82m x 1.25m)

Painted timber pillars and balustrade set on a brick base with 'quarry' tiled flooring, panelled ceiling, courtesy lighting and a composite front door with half-moon double glazed panel leading to the:

Entrance Hallway

16'0" x 6'8" (4.90m x 2.05m)

Light and airy reception including a staircase to upstairs with polished wooden balustrade and painted spindles, dado rail, ceiling coving, PVC frosted frosted double glazed window to the front with shutters, understairs storage cupboard with addition shelving and a double central heating radiator.

WC

5'6" x 3'10" (1.70m x 1.17m)

Fully tiled suite with chrome fittings including a wash hand basin set on a vanity unit with cupboard storage below and an adjacent low level WC. Chrome ladder heated towel rail and a frosted PVC double glazed window to the rear.

Lounge

18'2" x 13'1" (5.55m x 4.00m)

A very well proportioned and tastefully presented principal room enjoying a cast iron fireplace with a decorative tile inset, tiled hearth and a carved wooden surround, solid oak flooring, three wall light points, ceiling coving, PVC double glazed bay window overlooking the front garden with shutters, double and single central heating radiators and glazed double doors to the:

Dining Room

13'1" x 9'0" (4.00m x 2.75m)

Also accessed from the hall, the dining room, full of light leads out onto the rear garden through PVC double glazed 'French' doors with matching adjacent panels and shutters. Continuation of the solid oak flooring, ceiling coving and a central heating radiator.

Study

10'4" x 8'5" (3.15m x 2.59m)

PVC double glazed window overlooking the front with shutters, ceiling coving and a central heating radiator.

Dining Kitchen

11'3" x 11'0" (3.43m x 3.37m)

Beautifully appointed dining kitchen fitted with a range of matching base, drawer and eye level units with both concealed and pelmet lighting. In addition, there are a comprehensive range of 'Neff' integrated appliances including a five ring gas hob with an illuminated chimney extractor above, double oven and grill with warming drawer below, microwave oven and refrigerator. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a granite style work surface with tiled splash-back, tiled flooring, inset lighting, space for a dishwasher, central heating radiator and a seamless transition to the:

Snug

8'0" x 7'4" (2.46m x 2.25m)

PVC double glazed 'French' doors opening onto the garden, continuation of the tiled flooring, inset lighting and a central heating radiator.



Bedroom Four

9'4" x 8'9" (2.86m x 2.69)

Fitted double wardrobe providing hanging and shelving space with sliding mirrored doors, PVC double glazed window overlooking the rear elevation and a central heating radiator.

Bathroom

7'6" x 6'1" (2.30m x 1.87m)

Fully tiled three piece suite with chrome fittings including a panelled bath with a thermostatic shower above and screen, wash hand basin set into a vanity unit with cupboard storage below, matching cupboard above and an adjacent low level WC. Inset lighting, dual fuel chrome ladder heated towel rail 'dual fuel' which can be isolated to electric only or as part of the central heating system, frosted PVC double glazed window overlooking the rear and an extractor fan.

Double Garage

18'0" x 16'0" (5.51m x 4.88m)

Twin up 'n' over doors, electric consumer unit, mains water tap, light and power.

Outside

A beautifully manicured rear garden boasting a south-westerly aspect. This sunny garden is predominantly laid to lawn featuring well stocked borders with flowering plants and shrubs, ornamental trees, two flagged patio areas ideal for the hardstanding of garden furniture, pergola, water feature and mains water tap. The front includes a further garden laid to lawn again with planted borders set behind a laurel hedgerow, tarmacadam double driveway, gate accessing the side and rear with lighting and a pathway to the front door.

Tenure

Freehold.

Council Tax

Band 'F' - £3,523.79 (2026/2027)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 5QD

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.



Utility Room

7'4" x 6'4" (2.24m x 1.95m)

Fitted with matching base and eye level units, stainless steel single sink drainer unit with mixer tap set in a granite style work surface with tiled splash-back and space for both a washing machine and tumble dryer below. Contrasting tiled flooring, inset lighting, 'Glow-worm' wall mounted gas boiler, frosted double glazed composite door to the side, PVC double glazed window overlooking the rear, central heating radiator, loft access and a door leading to the double garage.

First Floor

Landing

15'7" x 6'0" (4.75m x 1.85m)

Again well proportioned with a PVC double glazed window overlooking the front with shutters and blackout blind, dado rail, loft access, central heating radiator and an airing cupboard housing the hot water tank and shelving storage.

Bedroom One

14'1" x 13'1" (4.31m x 3.99m)

Fitted with new wardrobes providing more hanging and shelving storage with twin mirrored vanity panels, PVC central heating radiator, double glazed bay window overlooking the front with shutters and blackout blinds.

En-Suite Shower Room

7'2" x 4'10" (2.20m x 1.49m)

Fully tiled suite with chrome fittings including a tiled cubicle with a thermostatic shower, wash hand basin set on a vanity unit with cupboard storage below, matching unit above and adjacent mirror, complete with a low level WC. dual fuel chrome ladder heated towel rail which can be isolated to electric only or as part of the central heating system, inset lighting, PVC frosted double glazed window to the side elevation and an extractor fan.

Bedroom Two

14'1" x 9'4" (4.31m x 2.86m)

A most useful walk-in wardrobe providing hanging and shelving storage, PVC double glazed window overlooking the rear and a central heating radiator.

Bedroom Three

12'4" x 8'9" (3.77m x 2.69m)

Fitted with a double wardrobe providing hanging and shelving storage with sliding mirrored doors, PVC double glazed square bay window overlooking the front and a central heating radiator.